

# **HOUSING RESOURCES COMMISSION**

## **Quarterly Meeting**

**One Capitol Hill, Conference Room A**

**Providence, RI**

## **M I N U T E S**

**Susan Baxter, Chair, called the meeting of the RI Housing Resources Commission to order at 9:15am.**

**Commissioners present were: Housing Resources Commission Staff:**

**Susan Baxter      Simon Kue**

**Kathleen Bazinet      Darlene Price**

**Kevin Flynn                      Ray Neirinckx**

**Angela Lovegrove                      Doris De Los Santos**

**Barbara Fields                      Evelyn Quiñones**

**Valerie Voccio                      Noreen Shawcross**

**Brenda Clement                      Rhode Island Housing**

**Staff:**

**Marie Straus                      Amy Rainone**

**David Hammarstrom                      Judy Jones**

**Joseph Caffey      Chris Barnett**

**Mark Van Noppen      Susan Bodington**

**Dennis Langley                      Guests:**

**James Dilley**

**Gayle Epp- ABT**

**Associates**

**Terence Tierney**

**Nancy Smith Greer-HUD**

**Kaveh Hajian**

**Kimberly Burnett- ABT**

**Associates**

**Marie Stoeckel**

**Blanche Higgins-SPP**

**Marie Strauss      Amintha Cinnotti-Providence Planning**

**Monica Staaf      Barbara Sokoloff-Consultant**

**Robert McDonough      Sheila Brush-Grow Smart**

**Peter Walsh      Deri Riding-Statewide Planning**

**Richard Godfrey      Ruth Lindberg-DOH**

**Gene Nadeau      David Tremblay-Governor Office**

**Roberta Aaronson**

**Jeanne Cola**

**Pursuant to Chapter 46 of Title 42 General Laws of Rhode Island, notice of this meeting was posted at the State House and at RI Housing Resources Commission offices with the revised Agenda that will be followed today.**

**Approval of Minutes of December 9, 2005: Corrected to reflect Gene Nadeau had attended. Minutes approved amended.**

**A resolution was presented to approve a Memorandum of**

Understanding (attached) between the State of Rhode Island Dept. of Health and the Housing Resources Commission. This will provide a portion of one person's staff time (Ruth Lindberg at DOH) for calendar 2006 to enable the agencies to collaborate on health housing issues. Marie Stoeckel moved acceptance. Richard Godfrey seconded. Motion passed.

Susan announced the purpose of today's special meeting, consideration of approval of the state's strategic housing plan as ordered by the Comprehensive Housing Production and Rehabilitation Act of 2004 (RIGL 45-53). Gayle Epp reviewed all changes made since the Commissioners received a hard copy of the plan at the December meeting. The plan will be the Commission's formal recommendations to the State Planning Council, the Governor and the General Assembly.

While the content is the same, it has been reorganized so that we could get to the message while providing additional information in a stand alone appendix with all mandated guidelines. The outline is needs/strategies/actions.

The plan now emphasizes the need for compact development with specific strategies for needs that did not get enough attention in the first draft. It was also made clear that the density bonus for inclusionary zoning had to be high enough to deal with costs to private developers. Gayle emphasized that this is a strategic, not a

comprehensive plan of what the state needs to do in the next five years, the role of the state in helping communities. She also noted that 5000 in five years is a “stretch” goal, but that 13,000 units in communities to meet the 10% goal is doable. Along with production the plan includes preservation of existing affordable units as well as dealing with severe housing burdens.

There was extensive discussion of wording regarding “need” and “production.” Motions were made and withdrawn. Final motions were:

Change to Projected Overall Housing Needs-figure 4: Brenda moves; Roberta seconds-passed;

Same change-figure 4: Brenda moves; Richard seconds-passed;

Heading (then page 14), “Overall Housing Needs for 2006-2010” Brenda moves; Richard seconds-passes;

Add word “Affordable” (then page 15): Brenda moves; Richard seconds-passes.

Gayle reviewed the strategies that would go a long way if we increased density and removed barriers.

There was discussion of the wording on (then page 7) that singled out one group of immigrants. David Hammarstrom moved to strike. Angela Lovegrove seconded. New wording was worked out.

The issue of the 10 urban communities that did not have to submit

plans caused some Commissioners concern. Gayle noted that this is an incentive based plan where we are providing education and assistance, but many questioned whether this would work. Mark Van Noppen pointed out resistance to both density and diversity. A summary chart of housing plans will be included in the appendix on a motion by Brenda, seconded by Peter Walsh. The motion passed. Kevin Flynn noted that we need to put the plan on the table and give communities a chance.

Monica Staaf requested that wording be changed to reflect that mortgage recording fees and real estate transfer fees are taxes. She made a motion to that effect. Mark Van Noppen seconded. David Hammarstrom made a friendly amendment to change the last word to tax that was accepted by the mover. Motion passes with Brenda Clement opposed. The wording will be changed to transfer tax. She made a motion to strike sentence 2 in bullet two on (then page 20). David seconded for purposes of discussion. Jeanne Cola asked if fees were passed to consumers. Richard noted we could have exempt income levels and sliding scales. Motion passes with Monica Staaf and Mark Van Noppen opposed.

Mark made a motion to change density of metro corridors from 30 to 50. Brenda seconded. Motion passes.

Kaveh Hajian made a motion to include legislative mandates in the plan. Joe Caffey seconds. Angela Lovegrove will draft enforcement

policies to mandate all communities to comply with housing development standards currently in place. There was considerable discussion regarding including this in the action plan with opinions about communities having just finished their plans vs. the history of their not creating housing. Richard suggested that in the 2007 legislative session, we could offer specific suggestions to improve compliance if necessary. Kevin noted we had to create performance indicators before cracking down. The motion passed. Richard Godfrey and Kevin Flynn opposed.

Angela noted the plan doesn't address Fair Housing outreach and suggested that it ask that HUD funded agencies provide in their annual reports.

Richard Godfrey moved the plan as amended so far. Joe Caffey seconds. A number of friendly amendments were offered and accepted including the change in wording with regard to immigration. The question was called. Motion passed with Monica Staaf opposed.

The next meeting is March 10, 2006 at 9:00 am, Conf. Room A, One Capitol Hill, Providence.

Meeting adjourned.